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THE STATE OF TEXAS  
COUNTY OF DALLAS

FROM ALL MEN BY THESE PRESENTS:

That we, ROSE B. DOERR and husband, WALTER W. DOERR, of the County of Dallas, State of Texas, for and in consideration of the sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 (\$1,500.00) DOLLARS to us cash in hand paid by ROAD DISTRICT NO. 1 OF DALLAS COUNTY, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said ROAD DISTRICT NO. 1 of DALLAS COUNTY, of the County of Dallas, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the City and County of Dallas, Texas, and being more particularly described as follows:

TRACT NUMBER 1

BEING a part of the M. B. Reynolds Survey, Abstract Number 1227, in Dallas County, Texas, and a part of Lot 34, in Block Number "U" of the Joe A. Irwin Addition Number 7 to the City of Dallas, Texas, according to the map thereof recorded in Volume 10, Pages 421 and 422, Map Records of Dallas County, Texas, and being in Block Number W/171, official City numbers, and being a part of the land awarded to Rose B. Doerr by property settlement in the divorce suit entitled Rose B. Irwin vs. Joe A. Irwin, Cause Number 23,946-A, filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1940, judgment in said case having been rendered on August 26, 1940, the land herein conveyed being more particularly described as follows:

*Over-Runs*  
BEGINNING at the intersection of the present west right of way line of State Highway Loop Number 12, also known as Walton H. Walker Boulevard, with the north line of Orton Street, said point being 100. feet distant at right angles from Engineer's center line station 3734.60.9 of said Loop Number 12:

THENCE north 80° 29' west along the north line of Orton Street 79.5 feet to a point which is 175. feet distant at right angles from center line station 374407.2 of said Loop Number 12:

THENCE north 10° 40' west parallel with said center line 52.0 feet to a point in the northeast line of said Lot 34, said point being 175. feet distant at right angles from center line station 374459.2 of said Loop Number 12:

THENCE south 54° 33' east along the northeast line of said Lot 34, a distance of 108.5 feet to the place of beginning and containing 0.045 acre of land, more or less.

IT IS UNDERSTOOD that there will be no means of access to said Highway from the adjoining properties.

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TRACT NUMBER 2

BEING a part of the M. R. Reynolds Survey, Abstract Number 1227 in Dallas County, Texas, and being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, in Block Number "A" of the Joe A. Irwin Addition Number 5 to the City of Dallas, Texas, according to the map thereof recorded in Volume 11, Pages 13 and 14, Map Records of Dallas County, Texas, and being in Block Number A/7169, official City numbers, and being a part of the land awarded to Rose B. Doerr by property settlement in the divorce suit entitled Rose B. Irwin vs. Joe A. Irwin, Cause Number 23,940-A, filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1943, Judgment having been rendered in said case on August 20, 1946.

IT IS UNDERSTOOD that there will be no means of access to said Highway from the adjoining properties.

TRACT NUMBER 3

BEING a part of the M. R. Reynolds Survey, Abstract Number 1227, in Dallas County, Texas, and a part of Lots 1, 4 and 5 in Block Number "L" of the Joe A. Irwin Addition Number 6-B to the City of Dallas, Texas, according to the map thereof recorded in Volume 12, Page 67, Map Records of Dallas County, Texas, and being in Block Number 1/7170, official City numbers, and a part of the land awarded to Rose B. Doerr by property settlement in the divorce suit entitled Rose B. Irwin vs. Joe A. Irwin, Cause Number 23,940-A filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1943, Judgment in said case having been rendered on August 20, 1946, the land herein conveyed being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 5, said point being the intersection of the present east right of way line of State Highway Loop Number 12 with the north line of Singleton Boulevard formerly Nash Road;

THENCE north 10° 45' west along the present east right of way line of said Loop Number 12, a distance of 150 feet to the northwest corner of said Lot 3, same being the southwest corner of Lot 2 of said Block 1/7170;

THENCE south 46° 43' east along the division line between said lots 2 and 3, a distance of 15.34 feet to a point on the proposed east line of said Loop Number 12, said point being 115 feet distant at right angles from the center line of said Loop Number 12;

THENCE south 10° 48' east along said proposed east line and parallel with and 115 feet from the center line of said Loop Number 12, a distance of 100 feet to a point on the division line between said lots 4 and 5;

THENCE south 54° 13' east 86.3 feet, more or less, to the southeast corner of Lot 5, said point being the intersection of the east line of Jeff Street with the north line of Singleton Boulevard, formerly Nash Road;

THENCE north 86° 43' west along the north line of Singleton Boulevard 76 feet to the place of beginning and containing 0.006 acre of land, more or less, subject, however to an easement granted to the Dallas Power and Light

Company on September 14, 1937, and recorded in Volume 2000, Pages 601-606, Deed Records of Dallas County, Texas.

IT IS UNDERSTOOD that there will be no means of access to said Highway from the adjoining properties.

The property is being purchased for the following purposes:

(a) To erect thereon a public thoroughfare and trafficway for vehicular and pedestrian traffic, but it reserves the right to make the improvement on such grade and according to such plans and specifications as will in its opinion best serve the public purpose.

(b) The improvements contemplated hereinabove will be financed by the Road District No. 1 of Dallas County out of such funds as may be available and no special assessments, either for paving or for obtaining the right of way in connection with the present projected improvement will be made. The payment of the purchase price for any lands taken shall be considered full compensation for the land taken and for any damages that may be claimed or asserted by virtue of the establishment and construction of the improvement which the City of Dallas and the Road District No. 1 of Dallas County will erect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise relating unto the said ROAD DISTRICT NO. 1 of DALLAS COUNTY, its successors and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said ROAD DISTRICT NO. 1 of DALLAS COUNTY, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Grantors will pay all taxes of every kind, including those assessed or to be assessed for the full year 1953.

WITNESS our hands at Boston, Massachusetts, this 27th day of September, A.D. 1953.

*John H. Hunt*  
JOHN H. HUNT  
HIS  
*Walter W. Doerr*  
WALTER W. DOERR  
MARK X  
STATE OF MASSACHUSETTS  
COUNTY OF ESSEX

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WALTER W. DOERR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes

and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of September, A.D. 1953.

*John F. Bennett - Notary Public*  
Notary Public in and for Suffolk County,  
Massachusetts.  
My Commission Expires June 25, 1960

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROSE B. DOERN, wife of WALTER W. DOERN, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said ROSE B. DOERN, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of September, A.D. 1953.

*John F. Bennett - Notary Public*  
Notary Public in and for Suffolk County,  
Massachusetts.  
My Commission Expires June 25, 1960

0103182

Filed for Record on the 29 day of September, A.D. 1953, at 11 o'clock A.M.  
Duly Recorded this the 29 day of September, A.D. 1953, at 11 o'clock A.M.  
Instrument No. 29  
ED. H. STEGER, County Clerk  
Deputy County Taxes  
By Ed H. Steger Deputy